

636 Grand Regency Blvd.
Brandon, FL 33510



FIRST AMERICAN TITLE COMP
4900 HOPYARD RD
PLEASANTON CA 94588

06.30.2010

Account # [REDACTED]

Re: [REDACTED]
SAN RAMON CA 94582

Subject: CLOSING INSTRUCTIONS / SHORT SALE AGREEMENT

To Whom It May Concern:

This letter is to confirm HSBC Mortgage Corporation (USA) has approved the Short Sale request on the above referenced account.

Upon completion of all terms under this agreement, HSBC Mortgage Corporation (USA) agrees to release the lien on the above listed property for a minimum payment amount of \$545,802.00. Please remit this payment in CERTIFIED FUNDS ONLY with the final HUD-1 Statement and this agreement to the address listed below. If wiring the payment, please fax the original documents as specified in the prior sentence to the fax number listed below. Any surplus funds from the close of the sale shall be paid directly to HSBC Mortgage Corporation (USA). This offer is contingent upon a sales price in the amount of \$581,000.00. In addition, the real estate commission shall not exceed 5.00%. Junior lienholders shall not receive any amount in excess of \$5,281.00.

HSBC Mortgage Corporation (USA)
Attn: ARPAD ZSOLD
2929 Walden Ave.
Depew, NY 14043
Attn: Payoff Processing
HSBC Bank USA
ABA No. 021001088
HSBC Mortgage Payoff Wire Account
Account No. 750-13401-1
Fax: 1-866-328-1342

Please note this approval is conditioned on HSBC Mortgage Corporation (USA)'s receipt of the proceeds listed above by 07.01.2010. If there is a delay in the closing and/or disbursement of the proceeds this offer may become null and void.

Our Customer(s) (Seller(s)) must acknowledge their agreement to the terms outlined in this letter by their signatures at the bottom of this letter. This letter must accompany the settlement proceeds check and net settlement worksheet. Failure to do so may result in a delay of any release of the lien and/or voiding of this offer. **Please note that if we do not receive the final HUD-1 statement within five (5) business days from the date of the closing, we may reverse the Short Sale and refund the funds.**

Our Customer(s) agrees that upon the posting of the agreed upon Short Sale amount, the remaining loan balance, if any, will be charged off and no additional payment will be required. Please note a \$0.00 balance will appear on the Customer's file with the credit bureau as "Account legally paid in full for less than the full balance."

Special Notes/Conditions:

In the event the property should go through foreclosure sale prior to the end of the offer period, this agreement will become null and void. There may be a tax liability associated with this transaction; please have Seller(s) consult with a tax advisor for more information.

If you have questions, please contact us at 1-800-926-8841 during normal business hours.

Sincerely,

HSBC Mortgage Corporation (USA)